



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2307597
Applicant Name: Emil Marek for Hearthstone Retirement Living
Address of Proposal: 6720 East Green Lake Way N

SUMMARY OF PROPOSED ACTION

Master Use Permit for future construction of a 6,050 sq. ft. addition to an existing 203,070 sq. ft. Congregate Residence for a total of 209,120 sq. ft. The proposal is to improve and expand the lower and second levels. The proposed work includes some re-striping of existing parking spaces, expansion of common internal recreation area(s), additional landscaping, enclosure of the garage roof and expansion of the kitchen and dining area. No change in the number of parking spaces is proposed.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or
another agency with jurisdiction.

BACKGROUND DATA

The subject site proposal is a city block with four street frontages, located in the Greenlake neighborhood of Seattle. The site is located between 1st Ave NE and Sunnyside Ave N, just south of East Green Lake Way N. The site is zoned Lowrise Three – Residential Commercial (L3-RC).

Proposal Description

The proposal consists of a 6,050 sq. ft. future expansion of an existing congregate residence. The expansion will contain improved space and amenities for the residents of the Hearthstone Retirement Community. The proposal consists of an expansion of recreational space, additional dining space, and new hobby area, beauty parlor, pharmacy services, fitness center room and director's office. Some existing parking is proposed to be re-stripped and additional landscaping is proposed. It should be noted that no work is proposed for the attached nursing home located in the northwestern portion of the site.



Public Comments

Two comments were received during the comment period which ended on May 7, 2004. The comments expressed concerns about construction impacts, specifically noise and air quality.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated March 2nd, 2004. An updated SEPA checklist was submitted to the Department on September 30th 2004. The updated checklist was required by the Department as the proposal was reduced in scope. Specifically, the originally proposed new kitchen dry storage area was omitted along with the library and private dining room. This resulted in a reduction in square footage, reduced by 934 sq. ft. and much less grading, reduced from 1,490 cu. ft. to 49 cu. ft. The information in the checklist, supplemental information provided by the applicant, project plans, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665D) clarifies the relationship between City codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states in part: "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" (subject to some limitations). Under certain limitations/circumstances (SMC 25.05.665 D 1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short - Term Impacts

Construction activities for the 6,050 sq. ft. congregate residence addition could result in the following adverse impacts: construction dust, emissions from construction machinery and vehicles, increased particulate levels, increased noise levels, occasional disruption of adjacent vehicular and pedestrian traffic, and a small increase in traffic and parking impacts due to construction worker in general. Several construction related impacts are mitigated by existing City codes and ordinances applicable to the project, such as the Noise Ordinance; the Street Use Ordinance; and the Building Code. Following is an analysis of the air, streets, parking, and construction-related noise impacts as well as mitigation.

Noise

The character of the area is of a mixed nature with some commercial uses, medium scale apartments and single family homes in the area and as a result the construction-related noise will have an impact on the surrounding residents. The times allowed for construction per the Noise Ordinance (SMC 25.08) are found to be inadequate to mitigate the noise impacts on the residents in the neighborhood. Thus proper conditioning is warranted.

Streets

The Street Use Ordinance includes regulations that mitigate dust, mud, and circulation. Temporary closure of sidewalks and/or traffic lane(s) is adequately controlled with a street use permit through the Seattle's Department of Transportation, and no further SEPA conditioning is needed.

Parking

Sixty-six (66) existing parking spaces are currently provided underneath the structure. No additional rooms, parking spaces or number of residents are proposed for the tenant improvement and expansion. The proposed improvements and expansion will not result in increased parking demand for the site or use. It should be noted that work is proposed in the parking area and a short term impact is expected with regard to the availability of parking during construction. The Director of General Services for the Hearthstone Community has made arrangements to mitigate this short term impact. An agreement was reached with the Vitamilk site owners to accommodate residential parking displacement caused by the construction. The Vitamilk site is located approximately ¼ mile from the subject proposal. Thus, no SEPA conditioning is needed.

Air Quality

Construction is expected to temporarily add particulates to the air and will result in a slight increase in auto-generated air contaminants from construction worker vehicles; however, this increase is not anticipated to be significant. Federal auto emission controls are the primary means of mitigating air quality impacts from motor vehicles as stated in the Air Quality Policy (Section 25.05.675 SMC). No unusual circumstances exist which warrant additional mitigation per the SEPA Overview Policy.

Long - Term Impacts

The following long-term or use-related impacts, which are often a consideration, do not apply in this instance: increased demand on public services and utilities; increased light and glare; and increased energy consumption. No new residents, rooms or parking spaces are proposed under this permit. As a result no further use related or long term impacts are anticipated by the proposal.

Height, Bulk and Scale

Although there is a small increase in bulk for the development site, the proposed addition will meet the Land Use Code requirements (development standards) laid forth in SMC 23.45 (Lowrise). The adjacent zoning designations (NC3-40, and Single Family) allow greater or equal height when viewed against the scale of the proposed addition. The proposed height of the addition is approximately 25' at its highest point. It should be noted that the existing structure is approximately ninety (90') feet at its highest point, and the addition will only increase bulk on the lower and second levels. No height bulk and scale impacts are identified for the proposal. As a result, no mitigation is required pursuant to SEPA authority.

Traffic and Transportation

As stated, the addition does not increase number of residents or rooms of the congregate residence. As a result, no long term traffic impacts are expected. Thus, no SEPA conditioning is needed.

Summary

In conclusion, adverse effects on the environment resulting from the proposal are anticipated to be non-significant. No conditions or mitigating measures pursuant to SEPA policies is necessary, noise impacts not withstanding.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - SEPA

During Construction

The following conditions to be enforced during construction shall be posted at each street abutting the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. The conditions shall be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

1. In addition to the Noise Ordinance requirements, to reduce the noise impact of demolition on nearby properties, all demolition and construction activities shall be limited to non-holiday weekdays between 7:30 A.M and 6:00 P.M. In addition to the Noise Ordinance requirements, to reduce the noise impact of construction on nearby dwellings, only the low noise impact work (i.e. landscaping and reseeding w/o power equipment) shall be permitted on Saturdays and Sundays from 9:00 A.M. to 5:00 P.M.

Signature: (signature on file) Date: December 6, 2004
Lucas DeHerrera, Land Use Planner